

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 16429 of James Word, pursuant to 11DCMR 3107.2, for a variance from the parking requirements for six parking spaces under Section 2101.1 for a church with 65 seats in an R-4 District at premises 3408 Sherman Avenue, N.W. (Square 2841, Lot 866)

HEARING DATE: February 2, 1999

DECISION DATE: February 2, 1999 (Bench Decision)

SUMMARY ORDER

The Board provided proper and timely notice of public hearing on this application by publication in the D.C. Register, and by mail to Advisory Neighborhood Commission (ANC) 1A and to owners of property within 200 feet of the site.

The site of this application is located within the jurisdiction of ANC 1A. ANC 1A, which is automatically a party to this application, filed a written statement in support of the application.

As directed by 11 DCMR 3324.2, the Board has required the applicant to satisfy the burden of proving the elements which are necessary to establish the case for a variance from the strict application of the requirements of 11 DCMR Subsection 2101.1. No person or entity appearing as a party to this case testified in opposition to the application. Accordingly, a decision by the Board to grant this application would not be adverse to any party.

Based upon the record before the Board, the Board concludes that the applicant has met the burden of proof, pursuant to 11 DCMR 3107 that there exists an exceptional or extraordinary situation or condition related to the property which creates an undue hardship for the owner in complying with the Zoning Regulations, and that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map. It is therefore **ORDERED** that the application be **GRANTED**.

Pursuant to 11 DCMR 3301.1, the Board has determined to waive the requirement of 11 DCMR 3331.3 that the order of the Board be accompanied by findings of fact and conclusions of law. The waiver will not prejudice the rights of any party, and is appropriate in this case.

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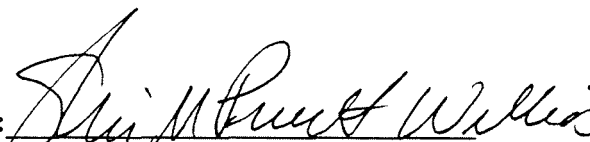


BZA APPLICATION NO. 16429

As Interim Director of the Office of Zoning, I hereby certify and attest that
on APR - 9 1999 a copy of the order entered on that date in this matter before
the Board of Zoning Adjustment was mailed first class postage prepaid to each party who
appeared and participated in the public hearing concerning this matter and who is listed
below:

Dr. James Word
620 Princeton Place, N.W.
Washington, D.C. 20010

Attested By:


SHERI M. PRUITT-WILLIAMS
Interim Director

Date: APR - 9 1999

16429/attest/poh